EXHIBIT D
PURPOSE AND CHARACTER STATEMENTS
FRAMEWORK FOR PLANNING – PART I OF THE LAND USE ELEMENT
RESIDENTIAL SINGLE-FAMILY
General Plan Amendment LRP2019-00001

Purpose:

a. To provide areas for single-family homes on urban sized lots of less than one acre and mobile home developments in communities with full urban services.

b. To allow accessory and non-residential uses that complement single-family neighborhoods.

c. To discourage incompatible non-residential uses in single family neighborhoods.

d. To provide housing within a neighborhood context where social interaction is facilitated by allowing compatible nonresidential uses such as small neighborhood/convenience stores, parks and schools.

e. To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

Character:

a. Areas with single-family dwellings at gross densities from one to seven dwelling units per acre.

b. Areas having (or programmed to receive) appropriate urban level services (see Table H).

c. Areas within an urban or village reserve line and areas within (or programmed by an individual community plan to be within) an urban services line.

d. Areas where the majority of land contains slopes less than 20% (with increased lot sizes required as slope increases) and where land with slopes less than 15% is available for development of building sites on all parcels.

e. Areas generally without fragile natural resources.

f. Areas with a landscape or viewshed of high visual quality where clustering of allowed density to less sensitive portions of a site is encouraged by planning area standards.

g. Areas where residential structures generally should not exceed two stories in height or cover more than 60% of the site.

h. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with the LUE area plan and Coastal Zone Land Use Ordinance location criteria.